



## ***Land Use and Zoning Meeting Minutes***

*January 23, 2014*

STAFF:	David Radachy
DATE:	January 24, 2014

The Land Use and Zoning Committee hereby finds and determines that all formal actions were taken in an open meeting and that all deliberations of the Land Use and Zoning Committee, which resulted in formal action, were taken in a meeting open to the general public, in full compliance with applicable legal requirements of Section 121.22 of the Ohio Revised Code.

The meeting was called to order at 6:30 p.m.

Attendance was taken by sign-in sheet. The following members were present: Messrs. Constantine, Hanford, Kenyon, Klco, Morse, and Welch and Ms. Diak and Ms. Malec. Staff: David Radachy.

No public comments were made.

Mr. Radachy stated that there were two cases this evening. One from Concord Township, and one from Painesville Township.

### **Concord Township – District Amendment, 9 Acres RD-2 to GH**

Staff stated the district amendment was to change the district of 9.00 acres of land located on Capitol Parkway from RD-2 to GH, Gateway Health. Staff stated that the land to the west was zoned RD-2 and the land to the east was zoned GB, Gateway Business. He stated that the land was currently vacant. The committee asked what was the building on the site that is shown on the 2011 air photo. Staff stated that it was a garage that was removed. Staff confirmed this was part of the lot split process the owner went through. Staff stated that the land was once the Diamond Shamrock Recreation Park.

Staff stated that the land was recommended by the 2004 Comprehensive Plan to be industrial and the Plan recommended an 8% industrial/commercial to 92% residential split for the township. This was done in order to keep a tax base to pay for the residential uses. Staff stated that the 2004 Comprehensive Plan did not address Tri-Pointe Hospital. At the time, there were no plans to move it to Concord Township. He went on to say that the 2006 Auburn-Crile Study did take into account the hospital and the Gateway Business District was created from that plan. The Gateway Health District was not part of that plan. IT was a creation of the Concord Township Zoning Commission who felt that a district devoted to health care uses was a good idea. Lake County Planning Commission and Land Use and Zoning recommended the new district.

Staff stated that the district had medical offices, labs, urgent cares, restaurants, hotels and membership clubs as permitted uses and day care (child and adult), hospice, residential care facilities and group homes as conditional uses. He stated that the applicant was planning to build a residential care facility and they will need to go through a conditional use process after the rezoning.

Staff stated the residential care facilities were common uses around Lake West and Lake East Hospitals. He recommends approval of the district amendment.

Mr. Constantine made the motion to recommend district amendment.  
Mr. Klco seconded the motion.

All voted "Aye".  
Motion to amend passed.

### **Painesville Township – District Amendment to 11B-65-30**

Staff stated that Painesville Township had an issue with the submission of land to be rezoned R-1 from R-3. The property owner requested two lots to be rezoned and the Township only sent one. Last month we heard a case on a house being rezoned from R-3 to R-1 and the Planning Commission and Land Use and Zoning recommended to change the zoning. This month, Painesville Township has submitted the vacant lot adjacent to the property and requested a recommendation on rezoning to R-1 from R-3. The staff report is the same as last month except the adjacent parcel is highlighted.

Mr. Klco made a motion to recommend the district change  
Mr. Morse seconded the motion.

All voted "Aye".  
Motion to amend passed.

Mr. Welch asked for any new business. Staff stated that officers needed to be elected this month. Mr. Constantine made a motion to keep the current officers. Staff stated that the new Bylaws of the Planning Commission allow the committees to decide on leadership from the membership of the committee. Membership includes staff. Currently, the LUZ Committee has the rule that staff could not be chair. If the Committee wants to explore changing that, staff could look into it. The Committee asked staff to do so.

Mr. Welch asked for any old business. Staff stated that there was none.

There was no public comment.

Mr. Walsh made a motion to adjourn. Mr. Hanford seconded. All voted "Aye". Motion passed.

The meeting adjourned at 6:45 PM.